

City of Detroit

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Committee of the Whole Room • 1340 Coleman A. Young Municipal Center • (313) 224-3443 • Detroit, MI 48226

THIS MEETING WILL BE A VIRTUAL COMMITTEE MEETING

To attend by phone only, call one of these numbers: +1 929 436 2866, +1 312 626 6799, +1 669 900 6833, +1 253 215 8782, +1 301 715 8592, +1 346 248 7799 - Enter Meeting ID: 330332554#

“A QUORUM OF THE DETROIT CITY COUNCIL MAY BE PRESENT”

PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

COUNCIL MEMBER JAMES TATE, CHAIRPERSON

COUNCIL MEMBER SCOTT BENSON, VICE CHAIRPERSON

COUNCIL MEMBER GABE LELAND, MEMBER

COUNCIL PRESIDENT BRENDA JONES, (EX-OFFICIO)

Ms. Christian Hicks

Assistant City Council Committee Clerk

THURSDAY, JANUARY 14, 2021

11:00 A.M.

- A. ROLL CALL**
- B. APPROVAL OF MINUTES**
- C. PUBLIC COMMENT**
- D. 11:05 A.M. – PUBLIC HEARING – RE:** Submitting report and Proposed Ordinance to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-31, *District Map No. 29*, to revise the existing R2 {Two-Family Residential District} zoning classification to the R3 (Low Density Residential District) zoning classification for the properties commonly identified as 7631 East Lafayette Street, 1000 Townsend Street, and 1008 Townsend Street.
- E. 11:20 A.M. – PUBLIC HEARING – RE:** Proposed Ordinance to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-50, *District Map No. 48*, to establish an SD1 (Special Development District – Small-Scale, Mixed-Use) zoning classification where an R1 (Single-family Residential District) zoning classification currently exists on one (1) parcel commonly identified as 1920 Atkinson Street,

generally bounded by Edison Street to the north, Rosa Parks Blvd. to the east, Atkinson Street to the south and 14th Street to the west.

UNFINISHED BUSINESS

1. Status of **City Planning Commission** submitting reso. autho. Request of the City Planning Commission to rezone several blocks on Zoning Map Nos. 41, 42, and 43 in the area bounded by the rail corridor on the north, I-75/Fisher Freeway Service Drive on the east, Toledo/Ruskin Avenues on the south, and Livernois Avenue on the west, as well as Clark Park. **(RECOMMEND APPROVAL)(The City Planning Commission (CPC) is requesting to rezone several blocks in the area bounded by the rail corridor on the north, I-75/Fisher Freeway Service Drive on the east, Toledo and Ruskin Avenues on the south, and Livernois Avenue on the west, as well as, Clark Park. The change in zoning is being requested in order to make the area's zoning more consistent with the City's Master Plan of Policies, to limit the influence of intensive industrial uses on adjacent residential uses, and to allow for mixed use residential/commercial development. Please see the attached public hearing notice which includes maps of the original request)(BROUGHT BACK AS DIRECTED ON 01-07-21)**
2. Status of **Legislative Policy Division** submitting report relative to Comprehensive Report on the Community Benefits Ordinance Process. **(This report is in response to Councilmember Tate's September 24, 2020 memorandum requesting the Legislative Policy Division (LPD) to provide a comprehensive analytical report on staff's findings pertaining to all meetings related to proposed amendments to Chapter 12 of the 2019 Detroit City Code, Community Development Article VIII, Community Benefits, commonly known as the "Community Benefits Ordinance." This report will provide a detailed timeline laying out how recommended revisions to the Community Benefits Ordinance were received, considered, revised, and vetted by council staff, members of the general public, development community, and the administration. Additionally, this report will provide a synopsis of recommended revisions that have the concurrence of both members of the general public as well as the development community based on the September 2019 community survey, and public forums which have taken place in January and July of 2020 respectively.) (BROUGHT BACK AS DIRECTED ON 11-05-20)**
3. Status of **Council Member Scott Benson** submitting memorandum relative to Zoning District Text Modification. **(BROUGHT BACK AS DIRECTED ON 11-05-20)**
4. Status of **Council Member James Tate** submitting memorandum relative to Comprehensive Report on the Community Benefits Ordinance Process. **(BROUGHT BACK AS DIRECTED ON 11-05-20)**
5. Status of **Office of Contracting and Procurement Contract No. 6002761** – 100% Federal Funding – AMEND 1 – To Provide and Extension of Time and an Increase of Funds for Specific Services Related to Architectural and Structural Design for the Construction of a One Hundred Sixty (160) Space Public Parking Garage in Mid-Town

Detroit Sugar Hill District. – Contractor: Develop Detroit, Inc. – Location: 1452 Randolph Suite 300, Detroit, MI 48226 – Contract Period: January 1, 2021 through June 30, 2021 – Contract Increase Amount: \$500,000.00 – Total Contract Amount: \$1,910,000.00. **(CONTRACT HELD BY COUNCIL PRESIDENT BRENDA JONES DURING THE RECESS PROCEDURE OF 12-21-20)**

6. Status of **Civil Rights, Inclusion and Opportunity Department** submitting report relative to Community Benefits Ordinance Biannual Report – Executive Summary. **(The Community Benefits Ordinance (CBO) requires a biannual compliance report be submitted to City Council and each NAC associated with a Tier 1 Project within the City of Detroit. The following report, the release of which was delayed by Covid-9, details compliance with each Community Benefits Provision commitment. There are nine projects currently in the enforcement phase: Herman Kiefer Development, Hudson's Development, Michigan Central Station Development, Book Building and Tower Development, Monroe Block Development, Detroit Pistons Performance Facility and Headquarters Development, Wigle: Midtown West Development, Fiat Chrysler Automotive Development, Lafayette West Development and Mid Development). (BROUGHT BACK AS DIRECTED ON 10-29-20)**

NEW BUSINESS

OFFICE OF CONTRACTING AND PROCUREMENT

Submitting the following **Office of Contracting and Procurement Contracts:**

7. Submitting reso. autho. **Contract No. 6002523** - 100% Federal Funding – AMEND 1 – To Provide an Increase of Funds Only for Emergency Shelter Services to Citizens Experiencing Homelessness Due to Covid-19. – Contractor: The Salvation Army – Location: 16130 Northland Drive, Southfield, MI 48075 – Contract Period: January 1, 2020 through December 31, 2020 – Contract Increase Amount: \$10,000.00 – Total Contract Amount: \$190,000.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 01-14-21)**
8. Submitting reso. autho. **Contract No. 6003224** - 100% Federal Funding – To Provide Transportation Services for Shelter Residents. – Contractor: IntelliRide, Inc. – Location: 720 E Butterfield Road Suite 300, Lombard, IL 60148 – Contract Period: January 1, 2021 through December 31, 2021 – Total Contract Amount: \$40,000.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 01-14-21)**

HISTORIC DESIGNATION ADVISORY BOARD

9. Submitting report and Proposed Ordinance to amend Chapter 21, Article II, of the 2019 Detroit City Code by adding Section 21-2-248 to establish the Eastern Market Historic District, and to define the elements of design for the district. **(Petition #248) (FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 01-14-21)**

MISCELLANEOUS

10. **Council President Brenda Jones** submitting memorandum relative to OIG Findings relative to Motor City Match Concerns. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 01-14-21)**